



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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January 26, 2010

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#12 JANUARY 26, 2010

Agenda No. 8  
08/25/09

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: PROJECT NUMBER R2006-02565-(5)  
CONDITIONAL USE PERMIT NUMBER 2006-00212-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted an appeal regarding the above-referenced permit, which proposes construction and operation of a retail center on the northeast corner of 50th Street West and West Avenue L-2 in the unincorporated community of Quartz Hill. At the completion of the hearing, your Board denied the appeal, indicated an intent to approve the permit, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN  
Acting County Counsel

By

*L. Hafetz*  
LAWRENCE L. HAFETZ  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

*John F. Krattli*  
JOHN F. KRATTLI  
Senior Assistant County Counsel

LLH:sh

Enclosure

HOA.666090.1

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NUMBER R2006-02565-(5)  
CONDITIONAL USE PERMIT NUMBER 2006-00212-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the appeal of Conditional Use Permit Case No. 2006-00212-(5) ("CUP") on August 25, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP on April 1, 2009. The appeal, brought by the permittee, Ernest Ramirez, relates to two CUP conditions imposed by the Commission which the permittee seeks to eliminate, as discussed further in Finding No. 17 below.
2. The permittee proposes to construct a retail center on the northeast corner of 50th Street West and West Avenue L-2 in the unincorporated community of Quartz Hill. The retail center will contain 18,995 square feet of retail use, 875 square feet of office use, a 2,500-square-foot car wash ("Car Wash"), and two automobile service stations with 3,375 square feet and 4,200 square feet, respectively ("Auto Shops"). The Auto Shops will provide light automobile maintenance but will not conduct fuel sales.
3. The project features include the following: (a) 11,500 square feet of landscaping, equal to 11.5 percent of the project area; (b) 154 parking spaces, including three disabled parking spaces; (c) a six-foot high stucco-coated masonry wall on the easterly boundary of the site; (d) four trash enclosures, finished with six-foot high masonry to match the project's principal structures; and (e) 43 auto queuing spaces for the Car Wash, including nine spaces for the vacuum area, 16 spaces for the drying area, nine spaces for lube ingress, and nine spaces for lube egress.
4. In addition to the above-described project features, the permittee originally proposed to construct three accessways to the site, two on the project's west side and one on the project's south side ("Southern Accessway"). The permittee also originally proposed to install two monument signs at the site, one near the southerly west side accessway and one near the Southern Accessway ("Southern Monument Sign"). As discussed further in Finding Nos. 15 and 16 below, the Commission conditioned the project to eliminate the Southern Accessway and Southern Monument Sign from the project.
5. The site is zoned CPD (Commercial Planned Development). Property in the CPD zone may be developed with, among other things, non-residential uses permitted in the C-1 (Restricted Business) zone, provided a conditional use permit is obtained. Retail uses, office uses, and automobile service stations are permitted in the C-1 zone.

6. Pursuant to section 22.08.010 of the Los Angeles County Code ("County Code"), property in the C-1 zone may be used for automobile services stations which are defined as "any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleansing are conducted [and] shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body and fender work are conducted." The Auto Shops will provide light automotive maintenance services, and thus will comply with C-1, and in turn, the CPD zoning requirements.
7. Under section 22.28.340.B.6 of the County Code, business signs allowed in the C-1 zone may be allowed in a CPD zone with a conditional use permit. The project will contain one freestanding business sign which complies with the height, sign area, and location requirements of the C-1 zone. Accordingly, the sign will comply with the CPD zoning requirements.
8. The subject property is within the area covered by the Antelope Valley Area Plan ("Area Plan"). The Area Plan's land use designation for the project is Commercial and Urban 1. The commercial land use designation in the Area Plan has four categories, including community commercial, which denotes land uses that serve adjoining neighborhoods. The project's proposed uses will serve the adjoining neighborhoods and thus are consistent with the Area Plan's land use designation.
9. The project will provide 154 parking spaces at the site, including three disabled parking spaces. The County Code's parking requirement for the site is 128 parking spaces, and thus the project will comply with the County Code's parking requirement.
10. The subject property is surrounded by the following land uses:  
  
North: Vacant land;  
East: Single-family residential;  
South: Single-family residential; and  
West: Commercial/industrial uses.

With the attached conditions, the project will be compatible with these surrounding land uses.

11. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act ("CEQA"). Based on the Initial Study, the County Department of Regional Planning determined that a Negative Declaration ("ND") was the appropriate environmental document for the project, finding that there was no substantial evidence that the project would have a significant effect on the environment.

12. Prior to the Commission's public hearing, staff received approximately 20 letters in opposition to the project. In addition, the Quartz Hill Town Council ("Town Council") submitted a letter raising concerns over, among other things, the project's potential impact on nearby residents from increased traffic, noise, and external lighting from the project.
13. At the Commission's April 1, 2009 public hearing, the Commission heard a presentation from staff and testimony from the permittee. The Commission also heard testimony from several area residents in opposition to, or with concerns over, the project. A representative from the Town Council testified that the project conditions proposed by staff fully addressed the Town Council's concerns raised in its prior letter.
14. At the Commission's public hearing, the opponents raised a number of concerns regarding the project, including its potential impact on traffic, its potential late night exterior lighting, and its potential noise generated from the Car Wash and Auto Shops. The opponents also raised concerns regarding the over-concentration of automobile-related uses in the area, and the alleged increase in crime attributable to such uses.
15. On April 1, 2009, after hearing all testimony, the Commission closed the public hearing and approved the CUP. The Commission imposed a number of conditions on the project, including conditions regarding hours of operation and access to the site.
16. Regarding hours of operation, the Commission imposed operating hours on the Car Wash and Auto Shops to be from 8:00 a.m. to 6:00 p.m. daily. Regarding access, the Commission imposed a condition requiring the permittee to replace the proposed Southern Accessway and Southern Monument Sign with a pedestrian accessway only.
17. Pursuant to section 22.60.200 of the County Code, et seq., the permittee appealed the two above-described conditions to the Board. Regarding hours of operation, the permittee sought to change the closing time for the Car Wash and Auto Shops from 6:00 p.m. to 7:00 p.m. Regarding access, the permittee requested the Board to reject the Commission's condition and to allow the installation of the Southern Accessway, but only for the limited purpose of commercial deliveries and emergency access. The permittee proposed to install a rolling gate to achieve such limited access at this location.
18. The Board conducted its public hearing on the appeal on August 25, 2009. At the Board's public hearing, the Board heard a presentation from staff, testimony from the permittee and his representative, and testimony from one person in opposition to the proposed modified conditions. The opponent claimed to live directly across the street from the proposed Southern Accessway.

19. The permittee's representative testified that the extended hours of operation for the Car Wash and Auto Shops were sought to be consistent and competitive with similar uses in the area. Regarding access, the permittee's representative testified that by allowing only emergency access and delivery access on the Southern Accessway, the project would have minimal impact to the community.
20. The opponent testified that the proposed Southern Accessway is located on a residential street and in a residential neighborhood. According to the opponent, by extending the hours of operation and allowing vehicular access of any type on such street, the increased traffic and noise, to and from the site, would have a significant negative impact to the neighborhood and to her home.
21. At the Board's public hearing, staff indicated that the Town Council opposed the proposed changes to the CUP conditions, and that the requested Southern Accessway was unnecessary for emergency purposes.
22. At the conclusion of the Board's public hearing, the Board denied the appeal, adopted the ND for the project, and indicated its intent to approve the CUP subject to the conditions imposed by the Commission, including the two conditions under appeal.
23. The Board finds that many local residents have raised concerns about the impacts of the project on the Quartz Hill community. The Board further finds that the two conditions under appeal are reasonable restrictions on the project to mitigate its impacts on the surrounding community.
24. The Board finds that the proposed changes to the conditions are not warranted. As indicated by staff, the Southern Accessway is unnecessary for emergency purposes, and the replacement of the Southern Accessway with a pedestrian access is a reasonable restriction to mitigate the project's impacts on the surrounding community.
25. The Board finds that the permittee's proposed changes to the conditions would adversely impact residents on a local-serving street. The Board further finds that the 6:00 p.m. closing time for the Car Wash and Auto Shops will balance the permittee's business needs with the needs of the surrounding residents to be protected from the potential negative impacts of the project.
26. The Board finds that in order to assure the continued compatibility of the project with the surrounding community, the term for the grant should be limited to 20 years.
27. The Board finds that due to the current economic recession, the project may experience funding delays prior to construction. Accordingly, the Board finds it appropriate to allow the permittee three years to use this grant.

28. The Board finds that to reduce the project's impact on the adjacent neighborhood, appropriate restrictions have been placed on the project with respect to project lighting.
29. The Board finds that to reduce the project's impact on the adjacent neighborhood, restaurants with drive-through service and game arcades have been prohibited from the site.
30. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.
31. The Board finds that the proposed use as conditioned is consistent with the Area Plan.
32. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.
33. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
34. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
35. The Board finds that an Initial Study was prepared for the project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, an ND was prepared for the project.
36. The Board reviewed and considered the ND and found that it reflects the independent judgment and analysis of the Board. After considering the ND with any comments received during the public review process, the Board found that on the basis of the whole record before it, there was no substantial evidence the project would have a significant effect on the environment.

37. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval will ensure the project's compatibility with all applicable General Plan policies.
38. The Board finds that this project is not de minimus in its effect on fish and wildlife resources and thus is not exempt from the California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
39. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval.
40. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

**THEREFORE THE BOARD OF SUPERVISORS:**

1. Certifies that the ND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the ND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; finds that on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment;
2. Certifies that it adopted the ND at the conclusion of the public hearing on the project; and
3. Approves the Conditional Use Permit No. 2006-00212-(5), subject to the attached conditions.



**CONDITIONS OF APPROVAL**  
**PROJECT NUMBER R2006-02565-(5)**  
**CONDITIONAL USE PERMIT NUMBER 2006-00212-(5)**

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a retail center on the northeast corner of 50th Street West and West Avenue L-2 in the unincorporated community of Quartz Hill. The retail center will contain 18,995 square feet of retail use, 875 square feet of office use, a 2,500-square-foot car wash ("Car Wash"), and two automobile service stations ("Auto Shops") with 3,375 square feet and 4,200 square feet, respectively. The Auto Shops will provide light automobile maintenance but will not conduct fuel sales.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all conditions of this grant, and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10 and 11. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). Notwithstanding the above, Condition Nos. 4 and 5 shall be effective immediately.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

6. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. This grant shall expire unless used within three years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing and accompanied with the applicable fee at least six months prior to the three-year expiration date described herein.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. This grant shall terminate 20 years after the final approval date of this grant by the Board. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with Regional Planning at least six months prior to said termination date, whether or not any modification of the use is requested at that time.
10. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 15 days after approval of this grant, the permittee shall deposit with the County the sum of \$1,500 to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including inspecting the permittee's adherence to development in accordance with the site plan on file at

Regional Planning. This fund shall provide for 10 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.

11. Within three business days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$2,068 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the County for all costs incurred in such proceedings.
13. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department. In addition, the permittee shall comply with all requirements set forth in the Fire Department letter dated March 28, 2007, attached hereto, except as otherwise required by said department.
14. All structures related to permittee's use shall comply with the requirements of the County Department of Public Works ("Public Works"), Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the Public Work's letter dated November 6, 2008, attached hereto, except as otherwise required by said department.

15. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
17. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
18. If archaeological materials are discovered during project grading and/or construction, all such grading and/or construction shall be temporarily halted or redirected, and a qualified archaeologist shall be consulted to evaluate the archaeological significance of such materials, and whether such materials should be protected and/or recovered. Grading and/or construction activity in the involved area shall not recommence until all of the archaeologist's recommended actions have been implemented to the satisfaction of the archaeologist.
19. The permittee shall provide and maintain a minimum of 154 parking spaces on site, as shown on the approved Exhibit "A," including three disabled-accessible parking spaces.
20. All automotive repair work at the Auto Shops shall be performed within the respective buildings of the Auto Shops. Automotive repair work performed outside these buildings shall be strictly prohibited.
21. The Auto Shops shall be prohibited from performing the following work on the premises: automotive body and fender work, automobile painting, engine overhauling, transmission repair, and automobile upholstery.
22. The Auto Shops shall store and dispose of all automobile fluids and hazardous materials in accordance with Fire Department regulations.
23. The Auto Shops shall be prohibited from storing vehicles overnight, outside their respective buildings.
24. The hours of operation for the Car Wash and Auto Shops shall be 8:00 a.m. to 6:00 p.m. every day.

25. Exterior lighting at the retail center shall be directed away from any neighboring residences and shall be dimmed from 10:00 p.m. to dawn every evening.
26. The permittee shall install a pedestrian accessway on the southern location of the site, on West Avenue L-2, where the permittee originally proposed to construct a vehicle accessway and monument sign.
27. The permittee shall construct a six-foot high wall along the entire southern property boundary, excluding the portion of the boundary used for the pedestrian accessway described in Condition No. 26, and shall landscape the exterior side of such wall with drought-tolerant landscaping to screen such wall from public view. Such wall shall be located at least five feet from the project's southern highway line.
28. The buildings in the retail center shall have a country or western architectural style and shall use wood siding, or simulated wood siding, and metal roofing.
29. Restaurants with drive-through service and game arcades shall be prohibited at the retail center.

Attachments:

County Fire Department letter dated March 28, 2007

County Department of Public Works letter dated November 6, 2008



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

DATE: March 28, 2007

TO: Department of Regional Planning  
Permits and Variances

PROJECT #: CUP R2006-02565

LOCATION: Northeast corner of 50<sup>th</sup> St. West and Avenue L-2.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ The required fire flow for private on-site fire hydrants is 1250 gallons per minute at 20 psi.
- ☒ Install 2 Public and 1 Private on-site 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: The existing fire hydrant is adequate. The required fire hydrants must be installed and tested prior to construction.
- ☒ Location: The location of the required fire hydrants is located on the site plan dated 01-12-07 filed in our office.
- ☒ Access: Access is adequate as shown on the site plan.
- ☒ Special Requirements: Submit architectural plans to the Fire Prevention Lancaster Regional office for review and approval prior to building permit issuance. Contact 661-949-6319 for submittal information.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Juan C. Padilla

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 6, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention: Dean Edwards

FROM: Letty Schleikorn *MLS*  
Subdivision Management Section  
Land Development Division

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**PROJECT NO. R2006-0265- 02565**  
**CUP NO. 200600212**  
**42714 50TH STREET WEST**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The permit is for the construction of a retail store, a car wash, and automotive repair shop on a vacant lot.

Upon approval of the permit, we recommend the following conditions:

1. Right of Way and Road Improvement Requirements

- 1.1. Submit a grading plan for approval prior to issuance of a building permit. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

- 1.2. Provide approval of the latest drainage concept/hydrology/SUSMP by the Storm Drain and Hydrology Section of Land Development Division prior to grading plan approval.
- 1.3. Submit a Covenant, Condition and Restriction or a maintenance agreement for privately maintained drainage devices prior to issuance of occupancy permit.
- 1.4. Provide soil/geology approval of the grading plan by the Geotechnical and Materials Engineering Division, as applicable prior to grading plan approval. Regulatory agency approvals/permit may be required prior to grading plan approval.
- 1.5. Regulatory agency approvals/permit may be required prior to grading plan approval.
- 1.6. Comply with all traffic mitigation requirements, including the payment of any fees that may be required, per the approved traffic study dated November 21, 2007, to the satisfaction of Public Works' Traffic and Lighting Division. Submittal of detailed signing and striping plans and signal plans may be required. If you have any questions regarding the traffic study requirement, please contact Jeff Pletyak at (626) 458-4709.
- 1.7. Dedicate right of way 50 feet from centerline along the property frontage on 50th Street West. Ten feet of additional right of way is required along the property frontage.
- 1.8. Dedicate right of way 32 feet from centerline along the property frontage on Avenue L-2. Two feet of additional right of way is required along the property frontage.
- 1.9. Dedicate the right to restrict vehicular access on 50th Street West.
- 1.10. Provide property line return radii of 27 feet at the intersection of 50th Street West and Avenue L-2 plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act to the satisfaction of Public Works.



- 1.11. Construct curb, gutter, base, pavement, and full-width sidewalk along the property frontage on 50th Street West to the satisfaction of Public Works. The curb and gutter shall be located 42 feet from centerline.
- 1.12. Construct curb, gutter, base, pavement, and sidewalk along the property frontage on Avenue L-2 to the satisfaction of Public Works. The curb and gutter shall be located 20 feet from centerline.
- 1.13. Construct off-site transition improvements for a 65 mph design speed on 50th Street West in the vicinity of the northerly property line to the satisfaction of Public Works.
- 1.14. Construct off-site transition improvements for a 40 mph design speed on Avenue L-2 in the vicinity of the easterly property line to the satisfaction of Public Works.
- 1.15. Construct any parkway improvements including sidewalk, driveways, curb ramps, landings, etc. that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 1.16. Construct full-width sidewalk and curb ramp at all returns to the satisfaction of Public Works.
- 1.17. Plant street trees on 50th Street West and Avenue L-2 along the property frontage to the satisfaction of Public Works.
- 1.18. Provide and install street name signs prior to occupancy of buildings.
- 1.19. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
- 1.20. Prepare detailed 1" = 40' scaled signing and striping plans for all multi-lane street and highways within or abutting this subdivision to the satisfaction of Public Works.

- 1.21. Acquire street improvement plan approval or direct check status before obtaining grading permit.
- 1.22. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding road conditions, contact Andy Narag at (626) 458-4921.

2. Drainage

- 2.1. Comply with the requirements of the hydrology study/SUSMP plan, which was conceptually approved on March 4, 2008, to the satisfaction of Public Works.
- 2.2. Submit recorded covenants for the private maintenance of the SUSMP devices.

For questions regarding drainage conditions, please contact Amir Ibrahim at (626) 458-4921.

3. Water

- 3.1. Prior to Grading permit, provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 3.2. Prior to Grading permit, a revised plan is required to show how the on-site proposed development is to be served by existing public water and call out the proposed point of connection to the existing public water system.
- 3.3. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 3.4. Submit landscape and irrigation plans for each open space area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding water conditions, please contact Massoud Esfahani at (626) 458-4921.

4. Sewer

- 4.1. Prior to Grading permit, the applicant shall obtain a Will Serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- 4.2. The applicant shall install separate house laterals to serve each building.
- 4.3. Prior to Grading permit, the applicant shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this project. The approved sewer area study shall remain valid for two years after initial approval of the area study. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
- 4.4. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
- 4.5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
- 4.6. If the existing 1-story house, east of the project site as shown on map, has an existing sewer connection through the subject property, a private sewer easement shall be reserved and documented.

For questions regarding sewer conditions, please contact Allan Ma at (626) 458-4921.

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

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